

CITY OF ROHNERT PARK

GENERAL PLAN AMENDMENT

HOUSING ELEMENT

January 4, 1983

as approved by City Council

Resolution No. 83-55

Adopted on

May 9, 1983

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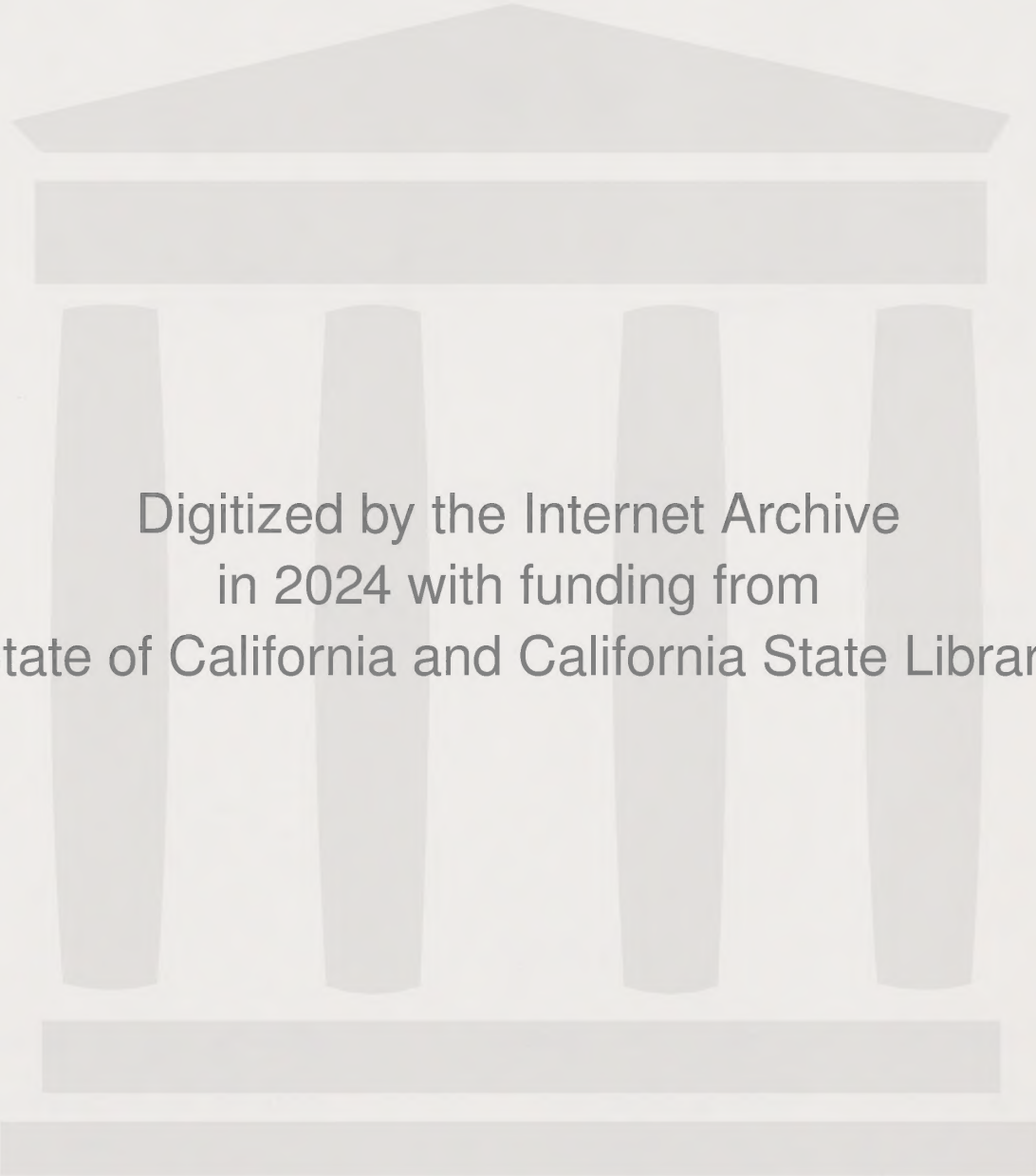
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CITY COUNCIL RESOLUTION

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PREFACE

Rohnert Park is only one of several jurisdictions in the region which shares responsibility for the housing market. The preceding discussions and following policies help clarify the City's capabilities and methods in addressing housing issues. The rules, regulations and resources will continue to change, therefore, the City should continue its cooperation with the State, Association of Bay Area Governments, Sonoma County and neighboring cities in order to ensure that new housing programs will be useful to and supported by Rohnert Park.

The Housing Element is one of nine mandated elements which a City must include in its General Plan. Although this Element is Housing in specific, it relates to other General Plan Elements as the City's guiding policy statements. By its very nature, the Housing Element is a document which must include a wide range of other documents, City departments, governmental agencies and private enterprises.

The Housing Element is also associated with the budget. The City budget is based on the General Plan and is an integral part of the planning process. The two are tied together by common goals. The budget provides service objectives which implement General Plan goals and policies. Funds are then allocated based on these service objectives.

A related document to the Housing Element is the Areawide Housing Opportunity Plan (AHOP). The AHOP is a regional document authored by the Association of Bay Area Governments. Based on local Housing Assistance Plans the AHOP serves as a basis for distributing Federal housing funds. The AHOP does not change local goals, but serves as regional coordination for implementing local goals. This document works in harmony with the City's Housing Element.

I

SUMMARY
GOALS AND POLICIES

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK
AMENDING THE 1973 GENERAL PLAN OF THE CITY OF ROHNERT PARK
AND APPROVING THE REVISED DRAFT HOUSING ELEMENT

WHEREAS, the Rohnert Park Planning Commission did hold two public hearings on Janury 27, 1983 and March 10, 1983 recommending to the City Council that they amend the 1973 General Plan as amended by including therein the Draft Housing Element and certify the Negative Declaration that this project could not have an adverse impact on the environment, and

WHEREAS, the City Council pursuant to published notices of the public hearing on January 27, 1983 and March 10, 1983, scheduled a public hearing to consider adoption of the revised Draft Housing Element for May 9, 1983, and

WHEREAS, the City Council has reviewed said document, Planning Commission minutes, and comments submitted at the Planning Commission public hearings;

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Rohnert Park does make the following findings:

1. The City Council finds and determines that the proposed amendment is consistent with the existing policies and 1973 General Plan as amended by the City of Rohnert Park, that it is in conformance with Government Code Section 65302(c) and article 10.6 of the State code.

2. The City Council finds and determines that the revised Draft Housing Element is necessary to provide sound and safe housing for all income groups living within the City of Rohnert Park.

3. The City Council finds and determines that all necessary environmental assessment procedures have been conducted and completed in accordance with requirements of the California Environmental Quality Act of 1973 as amended and directed to prepare and file a Notice of Determination regarding said amendment.

4. The 1973 General Plan as amended of the City of Rohnert Park is hereby revised to include the draft Housing Element dated January 4, 1983.

DULY AND REGULARLY ADOPTED this 9th day of May, 1983

CITY OF ROHNERT PARK


Mayor

Cavalli Aye Hollingsworth Aye Roberts Aye Stewart Aye Hopkins Aye

SUMMARY

INTRODUCTION

Rohnert Park's housing market has undergone significant changes since the first homes were built in 1958. In 1962 when the City incorporated as a general law City, only 903 dwelling units existed. In the early 1960's and 1970's, the primary market was single family detached housing units and mobile home parks. Such housing was affordable by a great majority of residents and families moving into the area. During the 1970's, increasing numbers of multi-family housing units, townhouses and condominiums began to appear as alternatives to single family housing.

In the early 1970's, a steady and continuing rise in the cost of housing began. The rise has been fueled by inflation, high interest rates, an increasing demand for housing. The stringent growth control policies of other communities have put a demand on Rohnert Park for housing to serve as a bedroom community because of our commute distance to these areas as well as availability of housing. Since 1973, both rents and mortgages have climbed sharply as the demand for housing increased because of the short supply of affordable housing in other communities. The majority of housing units being constructed within the City are being bought up by commuters. This will create a shortfall of approximately 532 housing units in the future when the cities commercial and industrial areas build out.

The upward trend in housing costs is not matched by a similar increase in household income. Fewer and fewer families can afford home ownership. The typical family that could afford to purchase a home in the 1960's could not purchase a home today. They would have to live with other families or rent. Rents too are rising faster than incomes. In addition, the choice of housing for both renters and owners is greatly reduced by an extremely low vacancy rate. In the mid 1970's, large amounts of townhouses were being constructed because of the costs and availability of land, it was found that a good portion of these units were being bought up by investor's for rental units.

Even though these units come back on the rental market for less than the mortgage payments, it tends to cut down on the housing choice for the average family. People moving into the area find that their income is insufficient to meet the housing costs. Young adults and senior citizens find it difficult to stay within the community.

The existing supply of housing is in excellent structural condition. This is due to the fact that the oldest housing units within the City only date back to 1958. Some of the older housing units need some cosmetic work such as painting, landscaping, fence repair, driveway repair, new roofing, and some interior remodeling.

Rohnert Park is one of the few communities within the northbay area that has provided an adequate supply of housing that far exceeds the demand created by local jobs.

PURPOSE

The Housing Element is both a problem statement and an integrated set of goals, policies and actions. As housing has become a critical issue the need for housing strategy is evident. Conflict arise between differing housing interests which is best resolved through local policies. This Element is a commitment to act and function in a given way.

The Housing Element is one of several General Plan documents which establishes overall City policies. In addition, there are several County, regional and State housing documents which also affect Rohnert Park. This Element seeks to develop a partnership effort to include both private and government cooperation in addressing local housing issues.

MAJOR FINDINGS

The following major findings are derived from the information presented within the Housing Element. These findings form the goals and policies are presented on the following pages.

HOUSING SUPPLY

1. At present Rohnert Park has a larger supply of housing than demand. This is a direct result of high interest rates, high construction costs and inflation in general.

As of January 1981, the City of Rohnert Park had a surplus of 272 dwelling units that were constructed and unsold.

- a. As of December 31, 1982, 76% of the land within the City was developed. Only 930 acres are vacant. Of these 155 acres are slated for commercial, 400 acres for industrial and 375 acres for residential development which is 38% of the vacant land.
- b. The maximum potential of new units, using the current zoning and general plan designated densities is 6,050 units.
- c. There are 4,500 jobs currently in Rohnert Park. This number could increase to 20,000 at total build out. Of the total work force residing within the City, approximately 72% of the workers out commute for employment.

NEIGHBORHOOD CONDITIONS

1. The overall physical condition is sound. However, some of the residential structures are entering an age when the need for repair increases. The highest concentration of deteriorating residential units are in the older A & B neighborhoods, which were built in the late 1950's and early 1960's.
 - a. It is estimated that 99% of all residential structures are currently in sound condition, however, 30% of all residential units are between 15 and 23 years old. Dwelling units constructed between 1958 and 1964 show signs of wear and are beginning to need substantial maintenance in order to continue their sound condition, good appearance and viability.
 - b. Mobile homes are under state jurisdiction with 1,466 units located in 5 mobile home parks and 1 travel trailer park.
2. Spot areas of single family dwellings are in need of maintenance. A combination of structural deficiencies, code violations and poor aesthetics detract from neighborhood quality.
3. Building code and zoning violations are a major deterrent to neighborhood quality.

- a. Residential areas have the highest percentage of inoperable vehicles, illegal stored recreation vehicles, debris, and illegal side and rear yard structures.
- b. Commercial and industrial areas contain the highest number of unenclosed trash containers.

ACCESSIBILITY

1. Vacancy rates for both rental units (1%) owner occupied units (3%) and mobile home parks (1%) are extremely low. The jobs/housing imbalance within Marin County and areas within Sonoma County has created a high housing demand on Rohnert Park causing a rapid residential growth. Handicapped, elderly, poor and minority households encounter a more difficult time finding affordable housing because of the shortage.
2. The pressure by apartment owners to convert the units to condominiums results in a shortage of rental units. Often tenants cannot afford to purchase the converted units and are displaced. The low vacancy rate makes it difficult for displaced tenants to relocate in affordable housing, the supply of which is further reduced by the conversion to condominiums.
3. The shortage of rental units is further aggravated by discrimination on the basis of race, creed, color, sex, marital status, national origin and age.

AFFORDABILITY

1. Less than 10% of Rohnert Park's residents can afford to buy a new house at the present day prices and interest rates.
 - a. In January, 1981, a household would have to earn \$40,000 annually to afford to buy the median new home in Rohnert Park.
 - b. A combination of high interest rates, increasing demand and costs rising faster than household income has resulted in housing being affordable only to a very small percentage of residents.
2. As fewer people can afford homeownership, more people must rent.

- a. A combination of a very low rate of new rental units being constructed and an increasing demand has resulted in low vacancies and increasing monthly rents.
 - b. Thirty-seven percent of renters were paying more than 25% of their income for housing in 1975. Since rents have increased more than incomes, this percentage has increased.
 - c. Newly constructed rental units do not supply affordable units since the cost of construction requires high rents.
3. Rohnert Park's projected regional housing needs from 1980 to 1985 is 3,232 units as identified by ABAG.

CONDOMINIUM AND CO-OPERATIVE CONVERSIONS

1. The demand for affordable owner occupied housing has spawned an interest by developers to convert apartments to condominiums or co-operatives for sale. To date, the City has approved the conversion of 138 apartment units to condominiums and co-operatives.
2. The extremely low vacancy rate reduces a displaced tenant's opportunity for equal replacement housing.
3. Older rental units will need some type of physical site improvements in order to provide adequate owner occupied housing.
4. Conversion of apartments will substantially reduce rental opportunities and impact specific segments of the rental market.
5. The City Council has adopted an apartment conversion policy that drastically discourages the number of condominiums or co-operative conversions.

INTERGOVERNMENTAL COORDINATION

1. Rohnert Park is one of several north bay area communities which is part of the housing market.

2. The Housing Element is only one of several City documents which influence housing. The Counties Housing Element and other City Housing Elements and General Plan indirectly affect housing.
3. Housing is an interdisciplinary problem which requires a cooperative effort of private industry, neighboring cities, Sonoma County, Association of Bay Area Governments (ABAG), the State and Federal Governments.

GOALS AND POLICIES

I. Supply

A. Foster expansion of the housing supply to provide greater opportunities for current and future residents within the environment, social and fiscal constraints.

1. Annually review the General Plan and recommend changes based on community conditions, giving highest priority to housing needs within the constraints of environmental impacts, public services needs and neighborhood character.
2. Expand housing opportunities by permitting a residential mix with job producing land uses.
3. Encourage and assist in innovative uses of current residential zoned land.
4. During review of residential projects give highest priority to those which include below market rate units.
5. Make provisions, through zoning and other land use regulations, an adequate amount of developable land for residential units needed through the planning period.
6. Take actions to prevent illegal discrimination in the housing market.

B. Provide for the growth of jobs so long as housing is available within a reasonable distance from the job location and the expansion of job producing uses is within environmental, fiscal and social constraints.

1. Continually monitor the number of jobs and housing units.

2. Encourage development which expands employment opportunities to contribute towards the provision of housing.

3. Work with industry, County transit and Golden Gate transit to improve transit capabilities into and throughout Rohnert Park.

II. Neighborhood Conditions:

A. Insure a high quality living and working environment.

1. Encourage property owners to maintain existing developments in a manner which enhances the City. Properties should be aesthetically pleasing, free from nuisances and hazards.

2. Identify and upgrade all pockets of deferred maintenance, encouraging private up-grading of declining structures and property within existing neighborhoods.

3. Investigate and pursue Federal, State and private funded programs available for rehabilitation activities for non-owner and owner-occupied units.

4. Promote good tenant/landlord relations.

5. Insure that new development and rehabilitation efforts promote quality design and harmonize with existing neighborhood surroundings.

6. Displacement impacts on tenants as a result of revitalization of land use changes should be considered in the application approval process and minimized where possible.

III. Affordability

- A. Promote and maintain a diversity in tenure, type, size, location and cost of housing to permit a range of individual choice for all current residents and those expected to become City residents as a result of normal growth process and employment opportunities.
 - 1. Create a working relationship between the public and private sectors to maintain 20% of existing rental units affordable to lower income families and senior citizens and to assist middle income families with ownership possibilities.
 - 2. Require a mix in the price of housing units in new subdivisions and apartment complexes as a method of distributing low and moderate cost housing throughout the City.
 - 3. Utilize local, state and federal financing programs to reduce the costs of construction, helping to make housing affordable to low and middle income families, seniors and handicapped citizens.
 - 4. Promote a working relationship with developers to help implement housing policies.

IV. Accessibility - Fair Housing Practices

- A. Promote a community in which all people regardless of ethnic, racial, or religious background, income, marital status, sex or age will have an equal opportunity to avail themselves of housing.
 - 1. Prevent unlawful discrimination against families with children recognizing that some factors such as safety and senior citizen housing may not be suitable for the occupancy of children.
 - 2. Support efforts of organizations which help to eliminate unlawful discrimination in housing.
 - 3. Insure that handicapped persons have access to newly constructed residential developments as required by code and encourage similar access in renovated structures.

V. Condominium and Co-Operative Conversions

A. Provide a mixture of owner and rental housing by allowing conversion from apartment to condominiums or co-operatives only when a benefit to the overall City housing need can be shown.

1. Allow condominium and co-operative conversions only when the City-wide vacancy rate for rental units warrants such conversions.
2. Insure that all conversions meet on-site standards.
3. Provide for tenant protection prior to conversion application. This would include a prohibition of rent increases and evictions with the intention to create vacancies prior to filing an application for conversion.
4. Conversions shall provide ownership opportunities to those living in apartment complexes at time of application.

VI. Intergovernmental Coordination

A. Assume an active role in reviewing and formulating Federal, State, Regional and County-wide housing programs to insure compatibility with local policies and needs.

1. Provide comments concerning state and regional housing plans such as the State Fair Share housing allocation of the State office of Housing and Community Development.
2. Consider supporting housing legislation at the County, State and Federal levels which will promote more housing opportunities for all segments of the community.
3. Continue an active dialogue with neighboring cities, Sonoma County, and ABAG regarding mutual concerns.

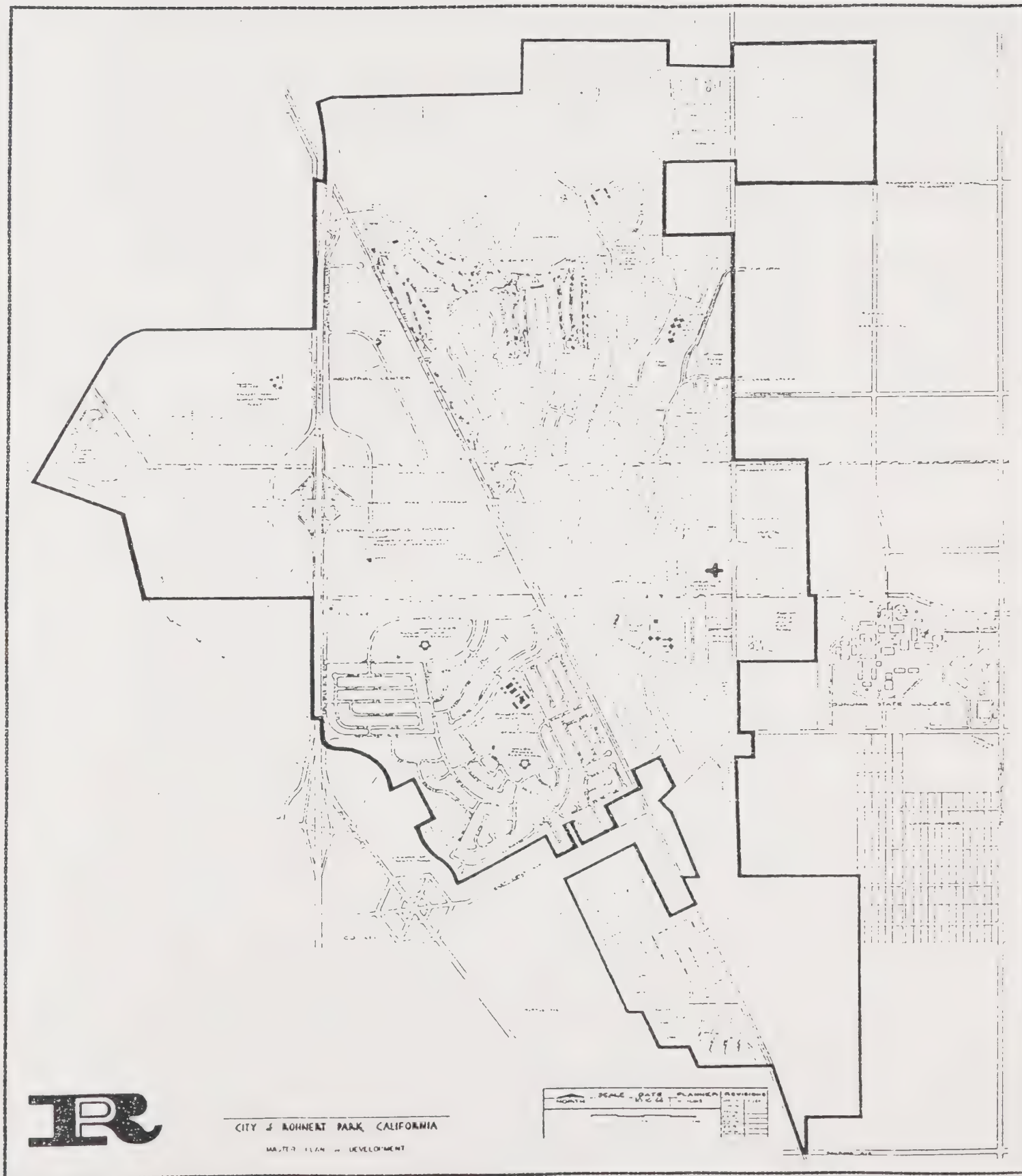


FIGURE 1



FIGURE 2
VICINITY MAP

FACT SHEET

Date of Incorporation: 1962
Corporate City Limits 5.85 square miles

POPULATION PROFILE:

1. Population: Household population: 25,314 (1981 State Dept. of Finance)
2. Age: Median Age 27.3 years (1980 Census)
3. Minority Population: 9.2% (1980 Census)
4. Income: \$21,500 (1980 Census)
5. Employment of Primary Wage Earners: (1980 Census)

Exec. Administrative, Managerial	1,041	=	10.1%
Professional Specialty	1,089	=	10.6%
Technicians & Related Support	341	=	3.3%
Sales Workers	1,611	=	15.7%
Admin. Support (includes clerical)	1,751	=	17.0%
Private Household	43	=	.5%
Other Services	1,204	=	11.7%
Protective Services	225	=	2.2%
Farming, Fishing & Forestry	152	=	1.4%
Precision Production, Craft & Repair Services	1,535	=	15.0%
Machine Operators, Assemblers & Inspectors	396	=	3.8%
Transportation & Material Moving	510	=	5.0%
Handlers, Helpers & Laborers	375	=	3.7%
TOTAL	10,273	=	100%

HOUSING CHARACTERISTICS

1. Total Dwelling Units	9,914 (Dec. 1982 Survey)												
2. Regional Housing Share (1980-1985):	3,232 (ABAG Projections)												
3. Total Available Dwelling Units 1985:	12,623												
4. Type of Housing (Dec. 1982)	<table> <tr> <td>Single Family Units</td><td>5,175</td></tr> <tr> <td>Condominiums</td><td>1,476</td></tr> <tr> <td>Multiple Family Units</td><td>1,797</td></tr> <tr> <td>Mobile Homes</td><td>1,466</td></tr> </table>	Single Family Units	5,175	Condominiums	1,476	Multiple Family Units	1,797	Mobile Homes	1,466				
Single Family Units	5,175												
Condominiums	1,476												
Multiple Family Units	1,797												
Mobile Homes	1,466												
5. Mean Household Size	2.77 persons/household (1980 Census)												
6. Cost	<table> <tr> <td>Median Single Family Residence 1980 Census</td><td>\$86,200</td></tr> <tr> <td>Condominium (1982 Survey)</td><td>\$83,000</td></tr> <tr> <td>Apartment (1982 Survey)</td><td></td></tr> <tr> <td>1 bedroom</td><td>\$205-250</td></tr> <tr> <td>2 bedroom</td><td>\$215-350</td></tr> <tr> <td>3 bedroom</td><td>\$375-450</td></tr> </table>	Median Single Family Residence 1980 Census	\$86,200	Condominium (1982 Survey)	\$83,000	Apartment (1982 Survey)		1 bedroom	\$205-250	2 bedroom	\$215-350	3 bedroom	\$375-450
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Condominium (1982 Survey)	\$83,000												
Apartment (1982 Survey)													
1 bedroom	\$205-250												
2 bedroom	\$215-350												
3 bedroom	\$375-450												
7. Vacancy Rate (1980)	<table> <tr> <td>3% Single Family & Condo. Units</td><td></td></tr> <tr> <td>1% apartment units</td><td></td></tr> <tr> <td>1% mobile home units</td><td></td></tr> </table>	3% Single Family & Condo. Units		1% apartment units		1% mobile home units							
3% Single Family & Condo. Units													
1% apartment units													
1% mobile home units													
8. Land Available for Development	<table> <tr> <td>Residential</td><td>375 acres</td></tr> <tr> <td>Commercial</td><td>155 acres</td></tr> <tr> <td>Industrial</td><td>400 acres</td></tr> </table>	Residential	375 acres	Commercial	155 acres	Industrial	400 acres						
Residential	375 acres												
Commercial	155 acres												
Industrial	400 acres												

II

PROVIDING ADEQUATE
HOUSING FOR ALL CITIZENS

COMMUNITY CONDITIONS

A. Population

Rohnert Park's population is still relatively young. This is primarily due to the fact that the first homes were built in 1958 and the City incorporated in 1962. Since the most rapid growth in the City occurred between 1970 and 1980, a considerable amount of the housing was in the affordable range for young couples just entering their child bearing years.

In the mid to late 70's, the City started to notice a slight reduction of school age children which is the result of several factors. High housing costs and mortgage rates are prohibiting many young families from moving into the area. A limited supply of rental housing where children are accepted make it difficult. A declining family size of young couples putting off have children until their 30's also contribute to the shrinking household size. Figure 3 shows the population by age groups.

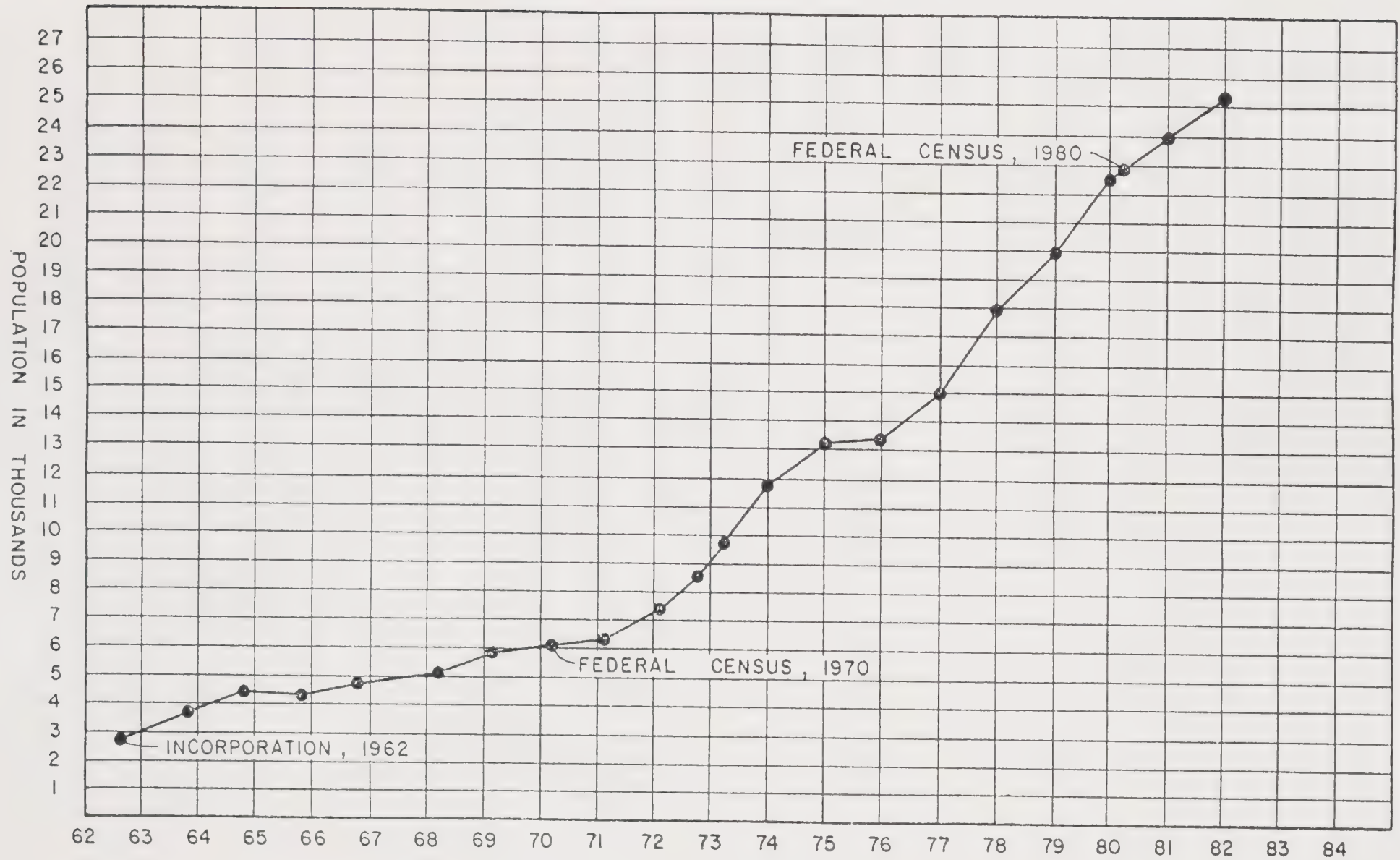
FIGURE 3

POPULATION BY AGE GROUPS

<u>1970</u>		<u>1980</u>	
<u>Age</u>	<u>Distribution</u>	<u>Age</u>	<u>Distribution</u>
	<u>Percent</u>		<u>Percent</u>
0-4	10%	0-4	9%
5-14	29	5-14	16
15-24	20	15-24	19
25-44	26	25-44	35
45-64	11	45-64	14
65 plus	4	65 plus	7

Sources: 1970 and 1980 U.S. Census

POPULATION GROWTH, CITY OF ROHNERT PARK



- FIGURE 4 -

FIGURE 5

PERSONS PER HOUSEHOLD

	<u>1970</u>	<u>1975</u>	<u>1980</u>	<u>1990*</u>
Rohnert Park	3.5	3.1	2.7	2.6
Santa Rosa	2.8	2.6	--	2.3
Petaluma	3.0	2.9	--	2.6
Sebastopol	2.8	2.7	--	2.5
Cotati	2.8	2.6	--	2.40
Sonoma County	2.5	2.7	2.5	2.50

*estimate

*It is estimated that there are 1300 non-working households in Rohnert Park which includes senior citizens or student households. These households are not part of the labor force and are thus not included in jobs/household ratios. However, these households do have a need for housing.

B. Ethnic Distribution

Rohnert Park's population is predominantly Caucasian. However, the percentage of minorities has been rising gradually over the past five years. The greatest increase is in the Mexican-American community where the population of Spanish origin increased from 1.44% in 1975 to 6.5% in 1980. Figure 6 shows the changes in ethnic characteristics between 1975 and 1980.

FIGURE 6

ETHNIC DISTRIBUTION BY POPULATION

<u>ETHNICITY</u>	<u>PERCENT OF TOTAL</u>	
	<u>1975</u>	<u>1980</u>
White	93.8%	91%
Black	1.6%	2%
American Indian & Eskimo	.5%	1%
Asian & Pacific Islander	1.%	3%
Other	2.5%	3%
SOURCE: 1975 Special Census and 1980 U.S. Census		

C. EMPLOYMENT

Rohnert Park serves the Santa Rosa area and Marin County as a bedroom community. Even though the City has managed to attract a few large employees the out-commute trend still continues. The City is trying to reverse this trend by attracting employees in the light industrial sector. Using 25 employees per acre as an estimate of potential employees per acre, Rohnert Park has a build out potential as follows.

D. POTENTIAL EMPLOYMENT IN ROHNERT PARK

Employment	Jobs
Vacant land available for Commercial and Industrial development	14,900
Commercial/office under construction 1.	500
Industrial under construction 1.	100
December 1980 total City wide employment 2.	<u>4,500</u>
TOTAL	20,000

SOURCE: 1. Field Survey, January, 1982
2. Chamber of Commerce

The majority of the work force residing within Rohnert Park commute to their place of employment. According to the Sonoma County 1975 Mid-Decade census, 19% commute to Santa Rosa, 21% to Marin County, 43% commute elsewhere, while only 17% work within the City. The cost of commuting for Rohnert Park residents is in excess of \$6.00 per day. As the cost of gasoline car maintenance and insurance increases so will the cost of the daily commute trip. The average commuter commutes 29.3 miles per day at a cost of 21.4¢ per mile based on a compact car.

HOUSING SUPPLY FOR ALL AGE GROUPS

Using the revised 1978 land use element and assuming current trends there is a small difference between the amount of housing and the employment existing and being generated in the City. Figure #7 chart illustrates jobs and housing imbalances.

The City has a large imbalance of housing versus the amount of employment available within the City. The majority of persons residing within the City out-commute for employment. Because of the reverse situation, Rohnert Park has been very competitive in the housing market and had been able to provide a full range of housing types and costs. The following chart illustrates the number of housing units Rohnert Park needs based on demand from working and non-working households. It assumes that one housing unit should be provided for every 1.5 jobs plus an additional 1,300 units for full-time students and retired households.

By 1985, 1,842 housing units should be available for very low, low and moderate income households to meet our "Fair Share". Fair Share is a concept utilized by the State to illustrate local needs for very low, low and moderate income housing. These housing needs are not typically met by the market and this in the State's view is the responsibility of each jurisdiction. Each City and County in the Bay Area has been assigned a fair share. A good faith effort is expected toward meeting the fair share allocation. These units could be available as a result of public and/or private efforts.

FIGURE 7

JOBS AND HOUSING IMBALANCE

	<u>Estimated Employment</u>	<u>Non-working +Households</u>	<u>Required -Housing</u>	<u>Housing -Provided</u>	<u>Shortfall</u>
Dec. 1982	4,500	1,300	4,300	9,914	0
Buildout anticipated at present General Plan & Zoning	20,000*	1,300	14,633	14,101	532**

*Based on 1.5 workers per household.

**Shortfall based on 75% of maximum density.

HOUSEHOLD CHARACTERISTICS

A. Overcrowded Households

The number of persons per household has declined steadily for Rohnert Park ever since its incorporation in 1962. Even though the persons per household has been declining, Rohnert park still has the largest number of persons per household in the County. This is due to the relatively young age of Rohnert Park and that a majority of the housing units in the City were built with the young households in mind.

Fewer children, more elderly households and more single person households contribute to the decline. A trend towards smaller households puts a greater demand on housing since shrinking household size also leads to the occurrence of "overhoused" households. After the children grow up the parents remain in a large house. Higher housing prices and interest rates prevent the elderly from moving to a smaller house or a family from purchasing the large house that they need. Thus the elderly become overhoused in a dwelling unit too large for their needs. Excess housing capacity does exist but it is not available to reduce housing shortage among families.

Overcrowding is becoming more evident due to the high cost of housing and interest rates. Over the last two years there has been an increased demand to convert garages into living areas. Also, the additions on single family dwellings has increased dramatically. Married children have been moving in with their parents or the parents moving in with the married children because of the high cost of housing and interest rates. This has been causing an overcrowding condition. It is estimated that 240 dwelling units or 3% of the housing stock is overcrowded with 1.01 or more persons per room.

B. Handicapped and Elderly Households

The handicapped and elderly head of households had a median income lower than the County median. The City's elderly population is generally less affluent than the population as a whole thus making it very difficult to compete in the tight housing market. This is evidenced by the large numbers of elderly waiting to get into the two elderly low income rental units located in the City.

C. HOUSEHOLD INCOME

Figure #8 illustrates a ten year rise in income for Rohnert Park, and the neighboring cities.

FIGURE 8

MEDIAN HOUSEHOLD INCOME

	<u>1975</u>	<u>1980</u>	<u>1985*</u>
Rohnert Park	11,800	21,500	32,700
Santa Rosa	11,300	20,600	31,300
Petaluma	13,000	23,600	36,000
Sebastopol	7,400	13,500	20,500
Cotati	9,200	16,800	25,500

*estimated

SOURCE: 1980 Census

The 1980 Census indicated approximately 37% of households fall within the designation of low-to-moderate income, i.e., those households earning less than 80% of the County median. Of all of the households who rent, 45% were low income, while 25% of owner-occupied households were low income. Typically, these households have difficulty finding affordable housing and often pay more than 25% of their income for housing. The number of households headed by females is increasing City wide. Their median income is lower than the City's median income for all households. It will become increasingly more difficult to maintain housing affordable to these people. As rents go up, people on limited incomes will be forced to move.

HOUSING CHARACTERISTICS

A. Housing Costs

The cost of owning a home has increased dramatically throughout Sonoma County and Rohnert Park, coupled with the current interest rates it has become almost an impossible dream. Figure #9 below illustrates the price of new homes in Rohnert Park.

During the 1960-70 period, housing prices fluctuated, but increased 65% overall. However, the 1970-1980 period brought a steady increase in housing costs resulting in a 278% increase within the City. The cost of housing is a reflection of the cost and the potential of new construction and the demand for existing housing.

FIGURE 9

MEDIAN PRICE OF NEW HOUSING

<u>Year</u>	<u>Median Price</u>	<u>%Change</u>
1960	\$ 14,250	--
1965	18,500	30%
1970	23,500	27%
1975	49,200	109%
1980	86,200	80%
*1985	181,900	104%
*Projected by ABAG		

FIGURE 10

HOUSING PAYMENT BASED ON GROSS ANNUAL INCOME

	<u>1970</u>	<u>1975</u>	<u>1980</u>
Price	\$23,500	\$49,200	\$89,500
Monthly mortgage payment of 1% after 10% down payment	214	443	806
Gross annual income required if Housing is 25% income	10,280	21,264	38,688
Percentage of Rohnert Park resident households which could afford to purchase	65%	32%	10%

*It is estimated that approximately 10% of Rohnert Park households could afford to purchase a median priced house in 1980. Because of the high interest rates this percentage has dropped even lower.

D. OWNERS AND RENTERS

The ratio between owners and renters reflects the type of construction which dominated in the era. Residential construction between 1958 and 1970 was 80% single family units. In contrast between 1970 and 1981 60% of residential construction starts were single family while 40% were multi-family units and condominium which has a very high absentee ownership.

Future owner/renter percentage depends on land availability and the type of construction, which in turn depends on the ability to rent or sell the units and condominium which has a very high absentee ownership.

FIGURE 11

RENTAL SURVEY

<u>Average Rent for New Tenants</u>		<u>Low</u>	<u>High</u>
1 bedroom	\$235	\$205	\$250
2 bedroom	\$275	\$215	\$350
3 bedroom	\$350	\$375	\$450
4 bedroom	\$500	\$475	\$625

SOURCE: Board of Realtors February, 1982

Overpayment

Overpayment is said to occur when a family pays more than 25% of gross income for housing. The best data on overpayment is the 1975 Sonoma County Special Census and although the information is obsolete by today's market conditions, the problem of overpayment has increased as housing costs have risen faster than income. Of all homeowners in Sonoma County in 1975 or 27,600 households paid more than 25% of their income toward housing. Some households choose to make payments greater than 25% of their gross monthly income. Higher income families have a greater latitude to do this as there is more income to spend. Moderate to low income families often cannot voluntarily spend more for housing because there is insufficient income for essential items. As a result renting is their only choice.

C. Trends in Renter Occupied

The high cost of ownership creates a greater demand for more rental units. When demand is high and the supply does not expand to meet the demand, rents rise. The 1970 average rent in Rohnert Park was \$125 for a two bedroom unit as compared with \$300 in 1982. This is a 120% increase in twelve years.

Rents will continue to rise to meet costs and in response to demand. Rents for newly constructed apartments will also be high, reflecting the high cost of construction.

Again, demand for apartments can best be measured by vacancy rates. Apartment vacancy rates have steadily declined over the last several years. Current estimates are less than 1% City wide. A 5% vacancy rate is considered a competitive market.

In periods of low vacancy rates tenant choice of price and style of apartment units is diminished. New tenants must take what is available. Tenants wishing to move discover their choices are severely limited. The advantages of small supply and high demand favor the property owner and provide tenants few choices. Owners can continually raise rents in accordance with prevailing market conditions. This has resulted in several cities and counties throughout the State adopting rent control ordinances.

HOUSING NEED AND CONSTRAINTS

A. Affordability

From 1970 to 1980, in contrast to the 278% increase in cost of home ownership, income in Rohnert Park increased 92%. Less than 10% of the people living in Rohnert Park can afford to purchase a new home at today's prices and interest rates. Using the rule of thumb, of the 10% down, monthly payments at 1% of the remaining mortgage, and 25% of gross annual income as an affordable housing expenditure. Figure 10 illustrates a vivid picture of declining ownership.

The substantial increase in the cost of owner-occupied housing has affected both new and existing dwellings. Theoretically, new housing is more expensive while older housing remains less expensive. Typically, as established households trade up, the older, existing housing "filters down" and provides entry into the ownership market for new, low-to-moderate income families is virtually curtailed. Older housing that at one time may not have been desirable is being purchased by higher income families because it is all that is affordable.

A side effect of the sharp increase in housing cost is an increase in the rate of remodeling. Families are remodeling or adding on a room instead of moving and trading up. New resident owners are more affluent and are revitalizing and improving the older homes. All of which helps maintain the housing stock condition but does not aid in providing affordable housing. Another situation that is happening as a result of the high cost of housing is that people are putting more spendable income into buying homes and are not able to provide proper maintenance or care.

In order to maintain the market for a greater number of households, the "rules of thumb" used to calculate affordable housing payments are changing. Now, 33% or more of gross income is often considered an appropriate expenditure. The purchase price may be 3 1/2 times to gross annual income and a 20% down payment may be required. For people already owning a home, a new home is sometimes purchased with a greater down payment in order to reduce monthly payments. Financial institutions are also using new payment plans and different types of financing to help make ownership feasible. In order for young couples to qualify for housing at today's prices, both husband and wife usually work in order to qualify for a loan. The result of these changes is a greater debt load in the household.

Of the 250 low income/owner occupied households, 200 households have affordable housing costs. This situation is due to the fact that these owners purchased their homes in the late 1950's and early 1960's. Although their incomes are low, their housing costs are low too. Typically, these owners could not afford to rent or move and thus remain in their homes. However, when the house is sold it will not be in the affordable range but will sell at market rate. Over a period of time the lower income persons will be replaced with upper income households.

Although the 120% increase of rents is less than the 278% increase in ownership costs, it is still substantial when incomes only increased 92% during the same period. Also, the renter population is composed of relatively more low income persons and persons on fixed incomes.

It is unknown how many renter households overpaid in 1981, as rents can vary widely in the same complex depending upon when a tenant moved in. With the high demand, rents will continue to rise faster than incomes. Low income households (i.e. seniors, students) will move out of the city to find cheaper housing. Often rents will have a significant increase when a complex is sold. The new owner is faced with a much larger debt load and property tax payment than the previous owner and thus must raise rents to compensate for the increase in costs. New rental projects, unless built for a rental assistance program, are not affordable and do not expand the housing opportunities for low and moderate income households.

In 1981, Rohnert Park had 278 rental households or 15% of its 1842 eligible households. Of these, 115 units are a Farm Home Administration elderly housing rent subsidy project. 63 units are H.U.D. Section 8 elderly housing rent subsidy project. The remaining 100 units are a rent subsidy provided by the Sonoma County Housing Authority for disabled, elderly and low/moderate income families.

The number of rental units affordable to low income persons will continue to decrease as fewer new units are built and competition for the existing units increase.

Assessibility

As competition and demand for rental units increase so will age discrimination. This type of discrimination constricts family housing. Families find that even though they could afford an apartment, they are barred because of their children.

C. Regional Housing Allocation

Rohnert Park's five year construction program, incorporates a share of the regional housing need for persons of all income levels as identified by ABAG. The regional need includes the existing and projected regional demand for housing taking into account: market demand, employment opportunities, availability of suitable sites and public facilities, commuting patterns, type and tenure of housing, and need of farmworkers.

ABAG's projections for Rohnert Park is based on AB 2853 Regional Housing Needs Determination as required by State law. These estimates contain an annual growth rate of 6% which has occurred from 1972 through 1979. Figure 12 shows the estimated housing needs.

FIGURE 12

ROHNERT PARK'S 1985 ESTIMATED HOUSING INCREASE BASED ON ABAG'S REGIONAL ALLOCATION MODEL

<u>1980 Households</u>	<u>1985 Projected Household</u>	<u>Available Housing Needed in 1985</u>	<u>1980-85 Projected Increase in Housing Needed</u>
8,691	11,388	11,923	3,232

Sources: ABAG projections, and 1980 U.S. Census

Regional housing needs include housing for all income levels. Based on information on family size and household incomes from the U.S. Department of Commerce, the State Dept. of Finance, the Franchise Tax Board, and the California Department of Savings and Loan, ABAG established the income levels for the 1985 increase in available housing. The distribution of the 3,232 units by income category for Rohnert Park is shown in Figure No. 13. Of the 3,232 units increase in available housing between 1980 and 1985, the regional allocation system established by ABAG indicates that 43% or 1,390 units should be available to above moderate income households, 15% or 485 units should be available to moderate income households, 14% or 452 units should be available to low income households and 28% or 905 to very low income families.

FIGURE 13

PROJECTED 1985 NEED OF NEW HOUSING UNITS BY
INCOME CATEGORY

<u>1985 Projected Housing</u>	<u>Above Moderate Income</u>	<u>Moderate Income</u>	<u>Low Income</u>	<u>Very Low Income</u>
3,232	1,390	485	452	905
	(43%)	(15%)	(14%)	(28%)

Sources: ABAG Housing needs report

III

LAND USE

AVAILABILITY OF ADEQUATE SITES

A. Land Use

As of December 1982, there were 9,914 dwelling units in Rohnert Park. Figure 14 is a breakdown of the various land uses by acreage and percentage.

FIGURE 14

	LAND USE	
Gross Acreage	3,750 ac.	100%
Streets and Highways	619 ac.	16.5%
Parks, Schools, Golf Courses and public facilities	642 ac.	17%
Commercial/Industrial	903 ac.	24%
Residential	1,586 ac.	42.5%

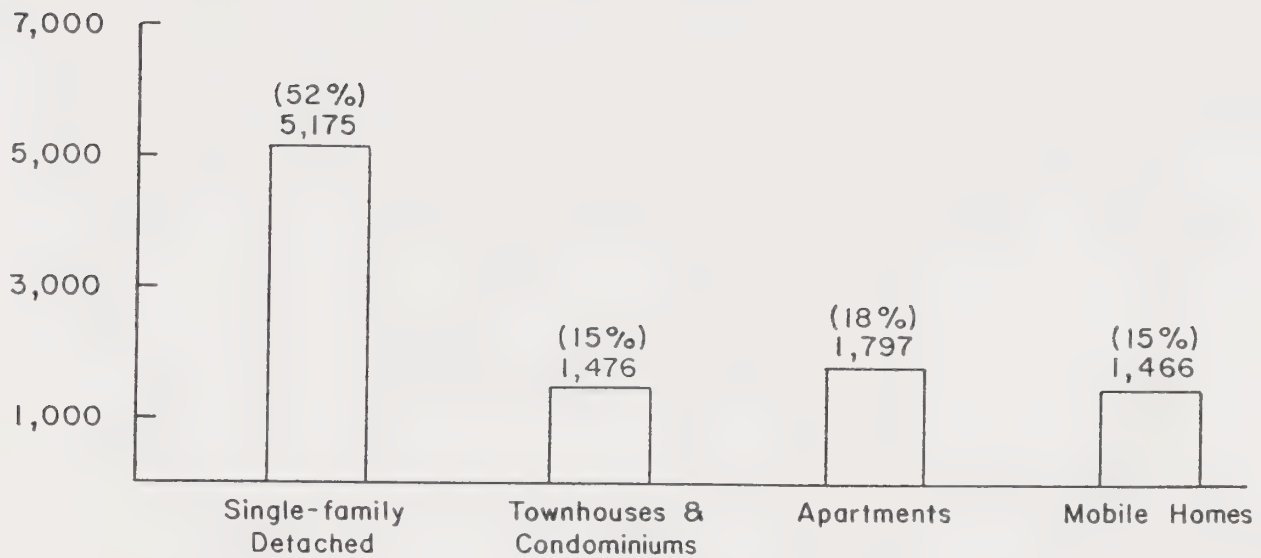
(February 1982)

Single family detached housing comprises 961 acres of 61% of the residential land and provides 53% of the total housing. Apartments, townhouse and condominiums comprises of 459 acres or 29% of the residential land and provides 31% of the total housing. Mobile home parks comprises 166 acres or 10% of the residential land and provides 16% of the total housing. The single family residential areas have a density of 5.2 dwelling units per net acre. Overall Rohnert Park has a net density of 6 units per acre.

Of the remaining 375 acres of vacant residential land within the Rohnert Park City limits, 234 acres or 62% is designated for multiple family and condominium units, 141 acres or 38% is designated for single family detached housing units. Of the 903 acres of commercial/industrial land within the City, 348 acres or 39% is developed while 555 acres or 61% is vacant, 155 acres is designated for commercial and 400 acres for industrial.

FIGURE 15

HOUSING UNITS BY TYPE (Dec., 1982)



B. Available Sites

Figure #16 is a summary of residential vacant land. These areas are the primary land resource for future housing and are capable of supporting the five years construction program. The type of units constructed will vary depending on the zoning district. Attached single family units, townhouses, apartments and condominiums will occur in the RM/2000/PD and RM/1500 districts.

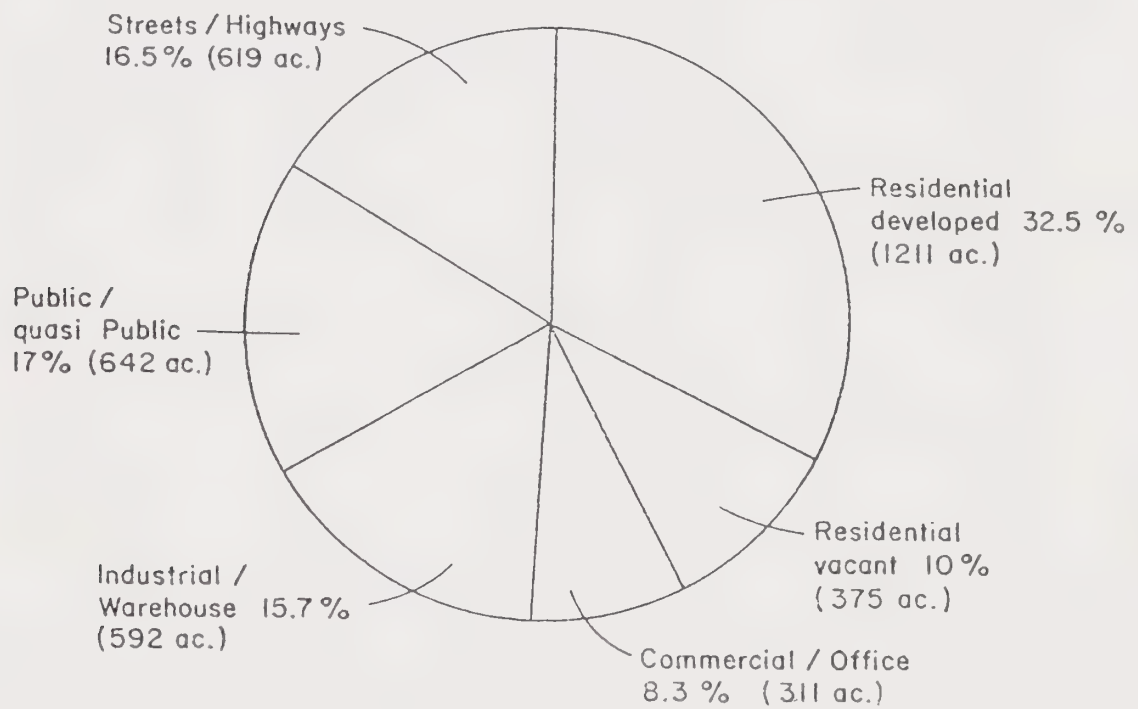
FIGURE 16

AVAILABLE SITES

<u>Zone</u>	<u>Vacant Acres</u>	<u>General Plan Designation</u>	<u>Units</u>
R-1:6500	141	Low Density Residential	705
RM:1500:PD	34	High Density Residential	**740
RM:2000:PD	200	Medium Density Residential	**3265
TOTAL	375		4710

**No. of units based on 75% of maximum density permitted.

FIGURE 17



LAND USE
(Dec. ,1982)

The Land Use Element of the General Plan, and Zoning Ordinance, controls the sites available for any particular land use and the density or intensity of development on the site. Decisions to change or maintain the status quo of the Land Use Element and Zoning ordinance must be based on specific criteria:

1. Traffic and its impact on neighborhood including air pollution and noise.
2. The availability of utilities including sewer and water.
3. The fiscal impacts or the ability of the City to collect and spend funds to build and maintain additions to the infra-structure.
4. Compatibility of industrial, commercial, and residential mixture.

IV

MAINTAIN AND PRESERVE
EXISTING HOUSING QUALITY

THE NEED TO PRESERVE HOUSING QUALITY

A. Rehabilitation/Replacement

A field survey was conducted in November, 1981 to estimate residential structure conditions. Using the following criteria, the survey was a visual or "windshield" documentation of exterior housing conditions. (It might be noted that the Building and Planning Departments do a visual survey on a continuous basis to check for building and zoning violations).

A sound rating would not require any rehabilitation beyond normal homeowner maintenance. Sound-efficient housing is primarily units with prolonged deferred maintenance and may require rehabilitation. This is particularly true for occupants of low or moderate income and those who may be physically incapable of maintenance, such as elderly or handicapped persons.

Deteriorating structures are in need of major rehabilitation. Basic defects render the unit unsafe and would require substantial investment to restore the unit. Dilapidated housing is beyond economical rehabilitation and needs to be replaced.

B. Evaluating Criteria for Residential Conditions

Code

1. Sound: A structure providing safe, sanitary and adequate housing. The structures shows no visible damage and exhibits the appearance of regular maintenance. Small areas of peeling paint, unmended fences or unkept landscaping may be included in a sound rating.
2. Sound Deficient: A structure providing safe, sanitary and adequate housing but shows two or more deficiencies which if unrepaired may lead to structure deterioration. Deficiencies include junky or trashy yard, broken windows, large areas of peeling paint, large driveway cracks, missing shingles and deteriorating fencing.
3. Deteriorating: A structure which does not provide safe, sanitary and adequate housing but, could if rehabilitated. The structure exhibits a combination of major defects and deficiencies which indicate a prolonged absence of regular maintenance or inadequate original construction. Examples include several broken and/or boarded windows, large areas of missing roof shingles, holes or cracks in the walls and/or foundation, sagging porch and/or roof lines, missing or damaged doors, inadequate additions, and inadequate original construction.

4. Dilapidated Structures: A structure which has deteriorated past the point of economical rehabilitation, is unsafe, unsanitary and inadequate housing. The structure exhibits a majority of major defects and deficiencies including severely damaged foundations, roof and porch lines, large holes in walls and roof, missing or broken windows and doors, severely peeling paint, unpaved pitted and rutted driveway, inadequate additions and inadequate original construction.

FIGURE 18

SUMMARY OF RESIDENTIAL STRUCTURE CONDITION

Land Use	<u>Rate Code</u>				Total
	1	2	3	4	
Single Family Detached	5,125	50	--	--	5,175
Single Family Attached	--	--	--	--	--
Condominiums	85	--	--	--	85
Townhouses	1,391	--	--	--	1,391
Duplex	21	--	--	--	21
Triplex	5	--	--	--	5
Fourplex	110	--	--	--	110
Apartments 5 units or more	1,661	--	--	--	1,661
Mobile Home Units	1,466	--	--	--	1,466
TOTAL	9,864	50	0	0	9,914

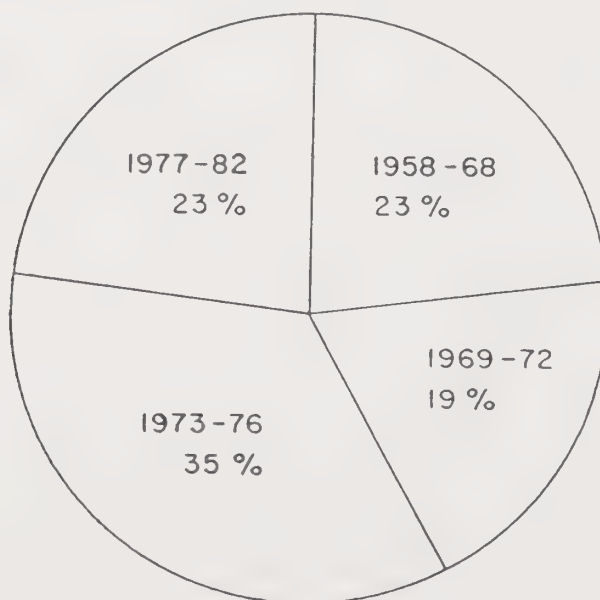
November, 1981

It is significant to note that only 23% of all housing units were constructed between 1958 and 1968. The remaining 77% was constructed from 1969 to present. The 13 to 24 year old category is especially critical for housing even though it represents less than one-third of the housing stock. This is a time when signs of exterior deterioration become most evident and interior facilities malfunction. As the buildings continue to age, the potential for deteriorating structural conditions increases. Thus the housing stock of the late 1958's and 1960's will become the repair and rehabilitation of the late 1980's and 1990's.

On a City-wide basis 99% of the housing stock was rated sound. This high percentage can be attributed to the relatively recent construction of a majority of structures and high demand market conditions which increase property value and thus its maintenance. Minor repairs are required on less than 1% of the structures. Structures which require minor repair are concentrated mainly in "B" section neighborhood. This is the older part of town which contains 60% of the structures which were built before 1960.

As a group, the office, commercial and industrial structures are relatively new and are rated 100% sound, except for a few isolated cases.

FIGURE 19



RESIDENTIAL
CONSTRUCTION STARTS
(Dec., 1982)

In addition to structural condition, the incidence of zoning violations can serve as an indication of neighborhood quality. The most frequent violations is unenclosed trash containers, auto repair, unkept yards, truck parking and material storage all detract from neighborhood aesthetics and may lead to nuisances and hazardous conditions. However, only about 1% of the lots contain such violations and thus do not appear to constitute a major detraction from neighborhood conditions.

When viewed as a whole, Rohnert Park Has excellent structural conditions and very little to detract from neighborhood quality. Certain neighborhoods contain concentrations of structures that are in need of repair or have zoning and building violations which tend to be unique to each neighborhood rather than City-wide.

Years from now as the City ages, an ongoing cycle of private redevelopment will occur to building which, in the owner's opinion, would increase the value. Declining property conditions, decreasing income generation, increasing maintenance costs and higher profit all motivate improvement in existing structures. Pressure for high densities will be requested to meet high construction, finance and land costs. To a large degree, improvement of neighborhood conditions is dependent upon private development. The constant improvement of property stimulates property value, improve aesthetics and contributes to City-wide vitality.

E. MOBILE HOME TRENDS

Mobile homes provide housing which is affordable when compared to market rate single family housing. Mobile homes are typically owner-occupied while the space is rented. However, it is very unusual that a mobile home is actually moved. Usually they are sold in place and occupies the same space until deterioration justifies replacement.

The cost of a mobile home vary depending upon age and size. Those which are over five years of age sell in the \$15,000 to \$30,000 range. Newer mobile homes less than five years old sell in the \$35,000 to \$60,000 range. Space rental varies from \$91.00 to \$200.00 throughout Rohnert Park. Affordability can be estimated using 10% down payment on a \$40,000 purchase price with a monthly mortgage payment of \$360 plus \$180 for space rental. Thus, total monthly housing cost is \$540.00 in order to equal 25% of income the household would need to earn \$2,160 monthly or \$25,920 yearly.

F. NEW CONSTRUCTION

No new apartments are being built within Rohnert Park because the owners have difficulty charging rents that meet the costs of construction including financing and still be competitive with other existing rentals. Builders are constructing townhouses and condominiums where costs can be passed through or depreciated for tax purposes. Most new single family units, condominiums, and townhouses that are being used as rentals have a negative cash flow for the owner's. Increasing construction costs are a severe constraint to providing affordable housing.

Projected Residential Growth

<u>Year</u>	<u>Units</u>
1981	47
1982	156
1983	650
1984	650
1985	650
TOTAL	2,183

These estimates are based on Rohnert Park's Growth Management Policy which limits the total number of dwelling units to 650 per calendar year.

G. CONDOMINIUM OR CO-OPERATIVE CONVERSION

A recent trend in housing is the conversion of apartment complexes into condominiums or co-operatives. Each unit is sold as air-space and is privately owned. Owners are responsible for the maintenance and repair of the individual units and the homeowners association is responsible for exterior of buildings and the common open space.

Condominium conversions affect both owner and renter housing supply. They supply no new housing. However, they shift the balance of housing, increasing owner supply and decreasing rental supply. Demand for conversion stems from the high cost and low vacancy rate for owner-occupied housing. Converted condominiums have comparatively lower cost than new construction and provide opportunity for ownership.

As the demand and cost of single family homes increase, the value of condominium and potential conversions also increase. Apartment owners-converters are interested in selling individual units as opposed to selling an apartment complex intact. This is particularly true if the building is older, has exhausted its depreciation for tax purposes, and may need extensive repairs in the future.

Condominium conversions affect a wide range of housing concerns which need to be addressed in a local governing policy. Presently, Rohnert Park has adopted policy guidelines which addresses the concerns. City concerns focus on improving the building to standards which will protect future owners and the homeowners association from unexpected repairs and poor quality living environments. Other concerns are to establish minimum standards for a variety of site and building improvements including landscaping, open space storage, parking, fire and building safety. A public hearing is required to consider the conversion. The City will only look favorably on conversions of those projects that were originally approved as condominium projects but never recorded as such.

Additional issues related to condominium conversions go beyond the conversion site and affect the City as a whole. Displaced tenants have difficulty finding replacement housing when the vacancy rate is less than 5%. The displaced tenant may have to move out of the City to find new housing. Conversions also reduces the rental stock. The impact is particularly critical when there is a high demand for rental units and no new units being built. A spin-off effect is that the remaining units become more in demand and rents for these units adjust accordingly.



HOUSING AND COMMUNITY REVITALIZATION
GOALS AND POLICIES

GOALS AND POLICIES

A. Introduction

The purpose of the Housing and Community Revitalization section is to establish a set of integrated goals, policies and actions. It is the local commitment to act and function in a given way. This section provides guidance for decision making when confronted with specific proposals. The goals, policies and action statements with the Housing Element are based on certain assumptions.

1. To maintain the character of the City and provide the necessary amenities for all age groups, including living, work, school and play conditions.
2. To balance the environmental, fiscal and social constraints in order to provide healthy living and working conditions in Rohnert Park.
3. Provide a balanced housing and job ratio in Rohnert Park in order to develop a healthy economy.
4. Encourage industrial and commercial development in order to provide employment opportunities for the residents of Rohnert Park.
5. The future expansion of employment should help contribute to the expansion of housing.
6. Encourage property owners to maintain their property without governmental involvement. Involvement should only occur where there is a concentration of deteriorating buildings or where there is a demonstrated need.
7. Provide a diversity of choice of tenure, type, size, location and cost of housing.
8. In order to preserve and expand the supply of affordable housing, there must be cooperative efforts between the public and private sectors.

9. Government should take a role to encourage the accessibility of housing to various groups of the community.
10. Housing is a regional problem requiring cooperation between Rohnert Park and other cities and counties in the region.
11. The goals and policies of this element cannot solve every persons housing needs.

B. Supply

GOAL FOSTER THE EXPANSION OF THE HOUSING SUPPLY TO PROVIDE GREATER OPPORTUNITIES FOR CURRENT AND FUTURE RESIDENTS WITHIN ENVIRONMENTAL, SOCIAL AND FISCAL CONSTRAINTS

Policy I: Annually review the General Plan and recommend changes based on community conditions giving highest processing priority to housing, commercial and industrial needs within the constraints of environmental impacts, public service needs and neighborhood character.

There is currently an excess of housing units compared with the number of jobs within Rohnert Park. A shortfall 532 housing units will occur when all of the available commercial and industrial lands within the City limits are developed and providing there are no annexations for residential development and assuming the developers build at 75% of maximum density as designated on the General Plan Land Use Element.

Every effort should be made to coordinate impacts of development with the school system and other public facilities in order to retain service levels within their capacities.

Action Statements

- a. The City shall encourage developers to develop their lands at a higher density.
- b. The City shall make an analysis of all constraints to growth which will take into consideration.

(1) Sewer capacity and cost of expansion; (2) water capacity and cost of expansion; (3) transportation system capacity; (4) fiscal impact of growth; (5) review other cities and county policies; (6) preserve existing neighborhoods; (7) impacts on the school system.

Policy 2: Expand job and housing opportunities by permitting an industrial mix with residential land uses.

Action Statements

- a. The City will amend the Land Use Element to permit a residential industrial mix, within specified constraints.
- b. The City will identify sites where an industrial/residential mix could take place via new construction.
- c. The City will develop design site standards for mixed land uses.

Policy 3: Encourage and assist in innovative uses of the current residential zone district.

Action Statements

1. The City shall encourage all new developments to build at 75% or more of permitted densities. Good site design which yields maximum efficiency is important to increasing housing supply. Projects can achieve maximum yield while blending in with the surrounding areas. Land is becoming too scarce to encourage under-utilization through inefficient site design.

Policy 4: During review of residential projects, give highest processing priority to those which include below market rate units.

GOAL PROVIDE FOR THE GROWTH OF JOBS AND HOUSING IN ORDER TO HAVE A BALANCE. HOUSING SHOULD BE WITHIN REASONABLE DISTANCE FROM THE JOB LOCATION AND THE EXPANSION OF JOB PRODUCING USES IS WITHIN ENVIRONMENTAL, FISCAL AND SOCIAL CONSTRAINTS.

Policy 1: Continually monitor the number of jobs and housing units.

Action Statements

- a. Require industrial and commercial development and expansion to provide data as to the number of base and service employees generated by the development.
- b. Conduct an annual audit of the business license file to ensure maximum accuracy in recording employment.
- c. The City will analyze the constraints on the City's ability to provide the necessary infrastructure for expansion of job producing uses and housing.

Policy 2: The City shall encourage development which expands employment opportunities that contribute towards the provisions of housing.

Action Statements

- a. The City shall encourage provisions for housing adjacent to commercial and industrial development.
- b. The City shall provide a mechanism which would permit a contribution where direct provisions of housing is not possible.

Policy 3: The City will work with industry and County Transit District to improve transit capabilities to serve the industrial sites, including ride sharing and van pools.

C. Neighborhood Conditions

GOAL ENSURE A HIGH QUALITY LIVING AND WORKING ENVIRONMENT

Policy 1: Encourage property owners to maintain existing developments in a manner which enhances the City. Properties should be aesthetically pleasing free from nuisances, structural and safety hazards.

Action Statements

- a. The City will continue to offer technical assistance to homeowners to aid them in maintaining, upgrading and improving their property.

Currently, the City provides technical assistance including repair, rehabilitation, crime prevention, safety and fire prevention. This assistance is available from the Building Department and Department of Public Safety personnel for residential, commercial and industrial areas.

- b. The City shall continue a high quality of maintenance for public streets, parks and buildings.

In addition to individual efforts, the City expends considerable amounts of money each year to maintain public improvements such as street trees, sidewalks, signs, water, utilities, parks, school grounds and public buildings within each residential neighborhood. The purpose of these programs is to protect public investment in these facilities and to enhance neighborhood quality. A high quality of public improvement maintenance encourages property owners to maintain their improvements to a high quality.

- c. The City will seek to have an equal geographical disbursement to be representative of the population for appointments on boards and committees. Equal representation throughout the City will permit the needs of various community neighborhoods to be heard and responded to.

- d. In residential areas, the City shall maintain current code enforcement levels. 99% of the residential units within Rohnert Park are in sound condition. The current code enforcement effort by the City is twofold. First, the Public Safety routinely checks the exterior health and safety aspects of multi-residential buildings. Enforcement of the health and safety codes is required when a violation is found. Secondly, the Building Department responds to complaints of violation and follow through, enforcing any violations of the Uniform Building Codes. The Building Department will also respond to request for occupancy inspections at the time of sale.

The City also has ordinances dealing with nuisances which include: garbage, weeds, inoperable vehicles, parking of cars, trucks and recreational vehicles. Again, inspection is a ongoing basis and in response to complaints. Many types of violations have a major effect on the appearance of a neighborhood. The proliferation of such violations has a direct corrolation with the life style of the people living in the dwellings. Enforcement of codes beyond a complaint basis have a dramatic affect on neighborhoods. Systematic enforcement requires additional time of the Public Safety Department, Building Department and Planning Department.

- e. The City has a comprehensive enforcement program of zoning and use permit conditions in commercial and industrial areas.

The City has development standards which apply to all properties. Some properties receive additional conditions through approval of Use Permits, Precise Development Plan and Architectural Review. Such regulations establish specifications for property development.

Policy 2: Identify and upgrade structures and properties that are in need of maintenance, encouraging private redevelopment of underutilized and declining conditions.

Action Statements

- 1. The City will participate in the Neighborhood Improvement Program financed through Community Development Block Grants.

Policy 3: Investigate and pursue Federal, State and private funded programs available for expansion of rehabilitation activities.

Policy 4: Expand the Block Grant program to include non-owner-occupied units, however, owner-occupied units will have first priority when funds are limited. Insure that this capability will not be used for speculative purposes.

Policy 5: Promote good tenant/landlord relations.

Action Statement

- a. The City will make available housing information to current and future residents.

- b. That City will have available information to landlords concerning their rights and responsibilities of owning rental property.

Policy 6: Insure that new development and future rehabilitation efforts promote quality design that harmonize with existing neighborhood surroundings.

Action Statements

- a. The City will continue architectural and site review of private and public development to insure that the design is sensitive to and compatible with existing development.
- b. The City will notify residents, as well as property owners, of pending neighborhood projects.

Policy 7: Displacement impact on tenants as a result of future revitalization of land use changes should be considered in the application approval process and minimized where possible.

Action Statements

- a. A land use change of future revitalization program which displaces tenants shall, as part of the City's application approval process, include a plan stating efforts taken to assist relocation of tenants. These could include (1) favorable rental or purchase arrangements after work is complete; (2) location of vacancies in similar housing; (3) fixed payments of moving costs; (4) no rent increases upon application and until relocation is secured; (5) right of first purchase refusal; and (6) reduced purchase price options.

D. Affordability

GOAL PROMOTE AND MAINTAIN A DIVERSITY IN TENURE, TYPE, SIZE, LOCATION AND COST-OF-HOUSING TO PERMIT A RANGE OF INDIVIDUAL CHOICE FOR ALL CURRENT RESIDENTS AND THOSE EXPECTED TO BECOME CITY RESIDENTS AS A RESULT OF NORMAL GROWTH PROCESSES AND Z EMPLOYMENT OPPORTUNITIES

Acting alone it is becoming more difficult for the private sector to provide affordable housing within the City of Rohnert Park. This is due to the very high cost of land, materials, labor and financing.

No one program, technique or mechanism will be able to provide housing affordable to low and moderate income persons. The following proposed policies and actions provide a broad range of mechanisms that can be used. Policy 1 focuses on existing rental units. Policies 2-5 focuses on new construction, both owner and rental. These new construction policies propose both non-subsidy and subsidy programs. The non-subsidy programs (i.e. Policies 2 and 3) generally will act to bring the cost of housing units down to a range of affordable to middle income households or within the range for inclusion within subsidy programs. These subsidy programs (Policy 4) can then be used to bring housing within range of low income persons. Subsidy programs may also double-up (i.e. landbanking and section 8 new construction) to make a project meet low income household needs. Policy 5 addresses the need for methods to facilitate production of affordable housing.

Policy 1: Create a working relationship between the public and private sectors to maintain 20% of existing rental units affordable to lower income families and seniors and to assist middle income families with ownership possibilities.

The existing rental housing stock provides the best source for affordable housing because it was built at a time when construction and land costs were lower. Presently, a good percentage of existing rental units are affordable to moderate income families. Debt load of existing rental housing is often times less than new construction and thus rents are lower. However, the prices at resale and the need for upgrading and repairs may offset the ability of owners to provide affordable housing to low income people.

Action Statement

- a. The City will continue to support private participation in rental subsidy programs. The City will seek ways to encourage greater participation by local property owners. This will benefit families, elderly and handicapped. Currently, the City of Rohnert Park has two subsidized elderly housing rental projects totalling 178 units. Also, the Sonoma County Housing Authority has 100 units of assisted housing units spread throughout the City. There is a long waiting list of potential, eligible people to participate in these programs. More property owners within Rohnert Park should be encouraged to participate in this program if they become familiar with it.

- b. The City will encourage private activities and programs which will create affordable housing opportunities for moderate/low income, seniors and the handicapped. Private programs function to bring together compatible citizens to share living situations. These types of programs should be encouraged because it helps minimize costs for both the owner and renter.

Another usage of existing housing is to encourage residential care facilities as long as they are distributed throughout the community. This would help permit handicapped and convalescing elderly people an opportunity to live within a neighborhood setting.

- c. The City shall work with local realtors and financial institutions to encourage the provision of affordable housing and discourage speculation where it results in rapidly rising housing costs.
- d. The City will promote and encourage a cooperative effort between various financial institutions within the City to provide information and assistance to potential homeowners concerning innovative mortgages programs.
- e. The City will encourage property owners to charge fair and equitable rents.

Policy 2: Require a mix in the price of housing units in new subdivisions and apartment complexes as a way of distributing low and moderate cost housing throughout the City. The intent of this concept is to insure and increase the supply of affordable shelter throughout the community.

Action Statement

- a. The City shall consider enacting an inclusionary zoning ordinance which will implement the below market rate policies for new construction.

"inclusionary zoning" is a technique used throughout California whereby developers are required or encouraged to provide a certain portion of each residential development with units affordable to low/moderate income persons.

1. It is important that each developer remains "whole" or improves his profit participation in the program. The program should not be structured so that the cost savings incentive get passed on to the market rate units. The incentives which are the most effective and have the widest acceptance are as follows:
 - a. Density Bonuses: Most inclusionary zoning programs provide for an increase in permitted density in exchange for the below market rate units. A 10-15% density bonus would permit a modest increase in density. On large projects the developer could actually build additional market rate units.
 - b. Priority Processing: Processing time adds cost to the overall project. The streamlining and cutting down the processing time can be an attractive incentive to a developer.
 - c. Non Frill Units: A developer could be allowed to build slightly smaller units. Also, the interiors could be provided with less plush appointments. The intent is to make the construction cost less for the below market rate units. Exteriors would be identical to that of market rate units.
2. It is important the recipients of below market rate units be targeted. For ownership units, households should earn not more than 130% of median incomes. This would be a moderate to middle income household. For rentals the target household should earn not more than 100% of median. This is slightly higher than the definition of lower income households which stops at 80%. People at 100% often cannot qualify for a house purchase even under below market rate program and thus should not be eliminated from the rental program.

3. After initial rental or sale, the below market rate units should be retained to benefit future households. For owners it is possible to place deed restrictions on the units which will ensure retention of the below market range unit in the community yet permit a reasonable resale price to the owner. Rental units could enter into a contract with the City and then certify that an appropriate rent rate is maintained.

Policy 3: Use local, State and Federal financing programs which helps reduce the costs of construction, helping to make housing affordable to low and middle income families, seniors and handicapped.

Lower cost of money for construction and permanent financing significantly helps to lower the overall cost of a housing project, In turn, cost to the consumer (i.e. buyer, renter) will be lower. The programs discussed below can offer money at a below market interest rate. These programs used in conjunction with the below market rate program will help make housing units affordable to moderate income families and will help make units within the range available for the Federal Subsidy program.

Action Statements

- a. The City should consider directing City and Public financial involvement in housing program, including City bonding resources.

Tax Exempt Revenue Bonds. Tax exempt revenue bonds can provide mortgage money at interest rates significantly below the prevailing market rate; such bonds can be used to finance rental projects and to provide mortgages to home buyers. These kinds of bonds are backed by their revenues and are not obligations of the public or the governmental body which issues them; therefore, they do not become a local governmental debt.

Policy 4: Utililze local State and Federal subsidy programs to reduce costs of construction or cost to the resident in order to make housing affordable to lower income households.

The amount of funds available in the various programs is limited. Even with a below market rate program and favorable financing mechanisms, subsidy programs will be required to meet the housing needs of the low income household. In order to gain the broadest impact of the subsidy program, this should be used where possible with non-subsidy programs.

Action Statements

- a. The City should consider a landbanking program. This program would operate in conformance with Federal regulations and would be subject to Community Development Block Grant funding.

Land in Rohnert Park is expensive. Residential land currently is being offered at \$60,000 to \$150,000 an acre. The landbanking program would purchase land at market rate prices and resell it to an appropriate developer at a reduced or write-down price. The price write-down helps make the total cost of construction lower and thus the price to the renter lower and affordable. Without some form of cost reduction program the Section 8 new construction program probably would not be able to function. It is conceivable that as new State programs develop the landbanking program could be used in conjunction with them to produce affordable housing.

- b. The City should create a housing incentive fund using Housing and Community Development Block Grant funds to defray offsite and financing costs. This program would operate in conformance with Federal Regulations and would be subject to the continuation of Community Development Block Grant funding.

The Community Development Block Grant permits the City to write down other types of costs besides land. Eligible costs that can be funded through the Block Grant include off-site construction costs (i.e. sewer, storm and water systems, streets, curbs and gutters) and financing charges. The use of these funds for these types of items could be used in conjunction with or separately from the landbank program.

- c. The City should actively pursue available housing subsidy programs.

Policy 5: Promote a working relationship with residential developers to help implement housing policies.

Action Statements

- a. The City should cooperate on a County or regional financing mechanisms to stimulate the use of these programs and increase the working knowledge of these programs.

The State has housing incentive programs to stimulate construction of housing affordable to low and moderate income families. To utilize State and Federal programs to their greatest extent it is advantageous for developers to be familiar with and to use them. Cities, counties, etc. can help to increase the working knowledge of these programs by working with builders associations to provide classes, seminars, etc. on the programs.

- b. The City should consider utilization of an independent housing corporation when the need arises, to provide assistance in administering and maintaining assisted housing.

Non-profit organization sponsorship of assisted housing development has the effect of capturing very advantageous and cost-reducing financing programs. Further, a non-profit sponsor is considered to be a private developer with respect to the development of rental housing for low income persons. This status is most important since Article 34 referendum authority is lacking within Rohnert Park. A housing corporation can also help stimulate increased private sector involvement in building below market rate housing by increasing the awareness of methods and techniques.

A corporation also has the capacity to manage housing. This is important if the City embarks on a below market rate program, the corporation manage and/or administer the below market rate units.

E. Accessibility - Fair Housing Practices

GOAL: PROMOTE A COMMUNITY IN WHICH ALL PEOPLE REGARDLESS OF THEIR ETHNIC, RACIAL, RELIGIOUS BACKGROUND, INCOME, MARITAL STATUS, SEX OR AGE WILL HAVE AN EQUAL OPPORTUNITY TO AVAIL THEMSELVES OF HOUSING.

Policy 1: Prevent unlawful discrimination against families with children, recognizing that some factors such as adult and senior citizen housing may not be suitable for the occupancy of children because of safety factors.

Action Statements

- a. The City shall enforce State laws to prohibit discrimination against children in rental housing. This would be in conjunction with the recent U.S. Supreme Court ruling.

Policy 2: Support efforts of organization which help to eliminate unlawful discrimination in Rohnert Park.

Policy 3: Insure that handicapped persons have access to newly constructed residential developments as required by code and encourage similar access in future renovated structures.

F. Condominium and Co-Operative Conversions

GOAL: PROVIDE A MIXTURE OF OWNER AND RENTAL HOUSING OPPORTUNITIES BY ALLOWING CONVERSION FROM APARTMENTS TO CONDOMINIUMS OR CO-OPERATIVES WHEN A BENEFIT TO THE OVERALL CITY HOUSING NEEDS CAN BE SHOWN

A community needs both rental and ownership opportunities. Conversions should benefit the entire community. Conversions should not just benefit ownership opportunities at the expense of rental opportunities. To the extent that these positive and negative effects can be balanced or minimized reveals the conversions impact on the housing market. The individual impacts must be viewed cumulatively and in relation to the overall housing needs.

Policy 1: Consider allowing condominium co-operative conversions when the City-wide vacancy rate exceeds 5% for rental units.

When the City-wide vacancy rate is below 5%, tenants displaced as a result of eviction or as a result of being unable to purchase the converted unit find replacement housing of equal quality and cost very difficult to obtain. Even if the displaced could afford the available units, there would not be enough units to accommodate the demand. A 5% vacancy rate provides a balance between supply and demand.

Action Statements

- a. The City shall adopt a condominium ordinance which shall provide a system to evaluate condominium and co-operative conversions proposals.
- b. The City will maintain a survey of apartments to determine the vacancy rate. The survey will be conducted on a 1 year basis.

Policy 2: Insure that all conversions meet on-site standards.

Policy 3: Provide for tenant protection prior to a conversion application. This would include a prohibition of rent increases and evictions with the intention to create vacancies prior to filing an application for conversion. Provide relocation expenses to tenants not desiring to purchase the units.

Policy 4: Conversions shall provide ownership opportunities to those people living in apartment complexes at time of application.

G. Intergovernmental Coordination

GOAL: ASSUME AN ACTIVE ROLE IN REVIEWING AND FORMULATING FEDERAL, STATE, REGIONAL AND COUNTY-WIDE HOUSING PROGRAMS TO INSURE COMPATIBILITY WITH LOCAL POLICIES AND NEEDS

Policy 1: Provide comments concerning State and Regional housing plans such as the State Fair Share Housing allocation for the State office of Housing and Community Development.

Policy 2: Consider supporting housing legislation at the County, State and Federal level which will promote more housing opportunities for all segments of the community.

Policy 3: Continue an active dialogue with neighboring cities, County, and ABAG regarding mutual concerns.

Housing is a regional problem which cannot be solved by only one government agency. Each City, including the County has a different set of circumstances. Some provide more housing like Rohnert Park, others provide more jobs. The cumulative effect of each City's decision has resulted in an overall regional housing shortage.

Continuing an active dialogue among all cities will play an important role in resolving the jobs/housing imbalance.

H. Updating the Housing Element

Periodic updating of the Housing Element can provide current data and measure success achieved toward meeting housing goals. Annual updates will be made on data and goals which lend themselves to yearly review. Five year updates will include data from the Federal census ABAG and the State.

Annual Update

1. Review business licenses files for number of employees and apartment units.
2. Review building permit file for new construction and demolition.
3. Update vacancy land inventory.
4. Identify housing assistance provided for both new and existing dwelling units.
5. Update median housing costs from Sonoma County Board of Realtors.
6. Conduct a phone survey of rental vacancies and price.
7. Estimate City population.
8. Estimate median income.
9. Identify all new special housing needs.
10. Include the Community Development Block Grant Housing Assistance Plan.

5 Year Update

1. Include data from the federal and State census.
2. Re-evaluate all goals, policies and actions for success and appropriateness.
3. identify new trends effecting the housing market.
4. Conduct periodic Land use and structure condition field surveys.
5. Anticipate future conditions.

Periodic monitoring can serve to evaluate the Housing Element appropriateness and success toward goal achievement. Annual five year updating will maintain the Element and a useful policy guide to decision making.

IMPLEMENTATION OF THE HOUSING ELEMENT

<u>Objective</u>	<u>Action</u>	<u>Funding</u>	<u>Agency Responsible</u>	<u>Timing</u>
1. Analyze Constraints to growth	Inventory Service Capacity	Staff time	All Deptments	1982
2. Encourage Industrial & Commercial Dev.	Implement Zoning Ord.	Staff time	Planning Dept.	Ongoing
3. Develop site design standards for special mixed uses	Special Study	Staff time	Planning Dept.	Ongoing
4. Encourage developments to achieve 75% of permitted density	Adopt Policy	Staff time	Planning Dept. Private Dev.	Ongoing
5. Require data regarding number of jobs generated by new development	Develop question- naire	Staff time	Bldg. Dept.	Ongoing
6. Annually audit business license file	Conduct audit	Staff time	Finance Dept.	Ongoing
7. Analyze Service constraints	Special Study	Staff time	All Depts.	Ongoing
8. Employment development shall be encouraged to provide housing	Adopt policy	Staff time	All Depts.	Ongoing
9. Provide a mechanism to permit a contribution toward housing	Adopt policy	Staff time	Planning Dept.	1982
10. Offer technical aid to home-owner property improvement for all property owners	Continue Rehab. Program	Staff time	Planning Dept.	Ongoing

<u>Objective</u>	<u>Action</u>	<u>Funding</u>	<u>Agency Responsible</u>	<u>Timing</u>
11. Continue high quality of maintenance for streets, ect.	Continue on-going	Staff time	Public Works Dept.	Ongoing
12. Seek an equal distribution of citizen representatives	Adopt policy	Staff time	City of Rohnert Park	Ongoing
13. Maintain current code enforcement levels	Continue ongoing Program	Staff time	Planning Dept. & Building Dept.	Ongoing
14. Make tenant/ landlord information available	Develop program	Staff time	Planning Dept.	Ongoing
15. Continue arch. & site review to insure compatible uses	Continue ongoing	Staff time	Planning Dept.	Ongoing
16. Support private participation rental subsidy programs	Continue participation in programs	Federal	Planning Dept.	Ongoing
17. Encourage private activities & programs which will create affordable housing for seniors & handicapped	Continue ongoing program	Staff time	Planning Dept.	Ongoing
18. Discourage speculation	Coordinate with private companies	Staff time	Private lending institutions & Planning Dept.	Ongoing
19. Promote information & assist. concerning innovative mortgage programs	Coordinate with private companies	Staff time	Private lending institutions & Planning Dept.	Ongoing
20. Encourage fair equitable rents	Coordinate with private companies	Staff time	Planning Dept.	Ongoing

<u>Objective</u>	<u>Action</u>	<u>Funding</u>	<u>Agency Responsible</u>	<u>Timing</u>
21. Consider direct City & Public housing - financing	Special Study	Staff time private financing	Planning Dept. Private Institutions	Ongoing
22. Pursue housing subsidy programs	Apply for programs	Staff time State & Federal	Planning Dept.	Ongoing
23. Provide information to developers about financing mechanisms to stimulate housing	Develop information programs	Staff time	Planning Dept.	Ongoing
24. Contract with Sonoma County Housing Authority to maintain assisted housing	Sonoma County Housing Authority	Staff time	Housing Authority County of Sonoma	Ongoing
25. Consider an Ord. prohibiting age discrimination in rental housing	Develop Policy or Ordinance	Staff time	Planning Dept.	1982
26. Support efforts of organization which help eliminate unlawful discrimination	Provide funding	Staff time	City of Rohnert Park	Ongoing
27. Insure handicapped persons have access to newly constructed housing	Enforce handicapped access code	Staff time	Building Dept.	Ongoing
28. Permit conversion of apts. to condos only when vacancy exceeds 5%	Adopt. Ord. or policy	Staff time	Planning Dept.	Ongoing
29. Document vacancy rate	Conduct semi-annual survey	Staff time	Planning Dept.	Ongoing
30. Insure conversions meet on-site standards	Development standards	Staff time	Planning Dept.	Ongoing

<u>Objective</u>	<u>Action</u>	<u>Funding</u>	<u>Agency Responsible</u>	<u>Timing</u>
31. Comment on State & Regional housing plans	Submit comments	Staff time	Planning Dept.	Ongoing
32. Support housing legislation which will promote more housing opportunities	Submit written support	Staff time	Planning Dept.	Ongoing
33. Continue active dialogue with neighboring cities, Sonoma County & ABAG	Attend meetings, review documents submit comments	Staff time	Planning Dept.	Ongoing

APPENDIX B

ENVIRONMENTAL INFORMATION FORM
(To be completed by applicant)

DATE FILED: April 15, 1982

GENERAL INFORMATION

1. Name and address of developer or project sponsor: City of Rohnert Park
6750 Commerce Boulevard, Rohnert Park, CA 94928
2. Address of project: N/A
Assessor's Block and Lot Number: _____
3. Name, address, and telephone number of person to be contacted concerning this project: Paul Skanchy, Planning Director, City of Rohnert Park
(707) 795-2411
4. Indicate number of the permit application for the project to which this form pertains: N/A
5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies: N/A

6. Existing zoning district: N/A
7. Proposed use of site (Project for which this form is filed): N/A

PROJECT DESCRIPTION (See Attachment A)

1. Site Size.
1. Square footage.
1. Number of floors of construction.
- . Amount of off-street parking provided.
- . Attach plans.
- . Proposed scheduling.
- . Associated projects.
- . Anticipated Incremental development.
- . If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected.

16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected. N/A
17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities. N/A
18. If industrial, indicate type, estimated employment per shift, and loading facilities. N/A
19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project. N/A
20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required. N/A

Are the following items applicable to the project or its effects? Discuss below if items checked yes (attach additional sheets as necessary).

- | <u>YES</u> | <u>NO</u> | |
|--------------|---------------|--|
| <u> X </u> | <u> </u> | 21. Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours. |
| <u> X </u> | <u> </u> | 22. Change in scenic views or vistas from existing residential areas or public lands or roads. |
| <u> X </u> | <u> </u> | 23. Change in pattern, scale or character of general area of project. |
| <u> X </u> | <u> </u> | 24. Significant amounts of solid waste or litter. |
| <u> X </u> | <u> </u> | 25. Change in dust, ash, smoke, fumes or odors in vicinity. |
| <u> X </u> | <u> </u> | 26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. |
| <u> X </u> | <u> </u> | 27. Substantial change in existing noise or vibration levels in the vicinity. |
| <u> X </u> | <u> </u> | 28. Site on filled land or on slope of 10 percent or more. |
| <u> X </u> | <u> </u> | 29. Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives. |
| <u> X </u> | <u> </u> | 30. Substantial change in demand for municipal services (police, fire, water, sewage, etc). |
| <u> X </u> | <u> </u> | 31. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc). |
| <u> X </u> | <u> </u> | 32. Relationship to a larger project or series of projects. |

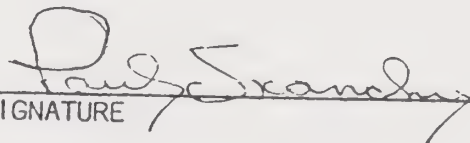
ENVIRONMENTAL SETTING

3. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or polaroid photos will be accepted.
4. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.) Attach photographs of the vicinity. Snapshots or polaroid photos will be accepted.

CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial valuation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

April 15, 1982

TE


SIGNATURE

FOR City of Rohnert Park

ATTACHMENT A

PROJECT DESCRIPTION

This document involves an update of the Rohnert Park Housing Element in order to comply with Section 65583 of the California Government Code. The Housing Element is a mandatory element of the General Plan. The Housing Element contains a summary of housing needs and conditions in Rohnert Park and a discussion of constraints to the solution of the identified needs.

ENVIRONMENTAL SETTING

The City of Rohnert Park is located within Sonoma County halfway between Santa Rosa on the north and Petaluma on the south about 45 miles north of San Francisco. The Rohnert Park Planning area is located in the Cotati Valley. The valley is underlain by the Petaluma formation which is composed of deposits of clay, shale, and sandstone with lesser amounts of limestone. The Petaluma formation is overlain by the Merced formation, which extends to depths of approximately 1,100 feet. Alluvial fan deposits are overlain by basin deposits. The Merced formation is the principal aquifer underlying the Cotati Valley. Ground water from wells in the Rohnert Park area is generally of good to excellent quality.

The climatic conditions in Rohnert Park are one of a marine west coast typified by predominantly warm and dry summer months and mild wet winter months in which most of the precipitation occurs with an averages of 25 inches per year. Temperatures usually range from 40 to 50 degrees during the winter months and 50 to 80 degrees during the summer months.

The faunal and floral composition of the City reflects the effects of a long-disturbed environment. The vegetative community is primarily composed of introduced non-native herboceous species that are common on land once used for agricultural purposes. The City lacks significant floral species. The drainage channels within the City currently supports various riparian plant species. The forage available to herbivores from the existing vegetation is adequate to support only the smaller species such as field mice, ground squirrels, raccoons, jack rabbits and skunks. Several types of birds including peregrin falcon, reatailed hawk and marsh hawk have been observed in the City.

APPENDIX I

ENVIRONMENTAL CHECKLIST FORM (To be completed by Lead Agency)

I. BACKGROUND

1. Name of Proponent City of Rohnert Park
2. Address and Phone Number of Proponent:
6750 Commerce Boulevard, Rohnert Park CA 94928
(707) 795-2411
3. Date of Checklist Submitted April 15, 1982
4. Agency Requiring Checklist Planning Department
5. Name of Proposal, if applicable Draft Housing Element
City of Rohnert Park

II. ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

- | | <u>YES</u> | <u>MAYBE</u> | <u>NO</u> |
|--|---------------|---------------|----------------------|
| 1. <u>Earth</u> . Will the proposal result in: | | | |
| a. Unstable earth conditions or in changes in geologic substructures? | <u> </u> | <u> </u> | <u> X </u> |
| b. Disruptions, displacements, compaction or overcovering of the soil? | <u> </u> | <u> </u> | <u> X </u> |
| c. Change in topography or ground surface relief features? | <u> </u> | <u> </u> | <u> X </u> |
| d. The destruction, covering or modification of any unique geologic or physical features? | <u> </u> | <u> </u> | <u> X </u> |
| e. Any increase in wind or water erosion of soils either on or off the site? | <u> </u> | <u> </u> | <u> X </u> |
| f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bead of the ocean or any bay, inlet or lake? | <u> </u> | <u> </u> | <u> X </u> |
| g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? | <u> </u> | <u> </u> | <u> X </u> |

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
2. <u>Air.</u> Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	_____	_____	<u>X</u>
b. The creation of objectionable odors?	_____	_____	<u>X</u>
c. Alteration of air movement, moisture or temperatures, or any change in climate, either locally or regionally?	_____	_____	<u>X</u>
3. <u>Water.</u> Will the proposal result in:			
a. Changes in currents, or the course or direction of water movements in either marine or fresh waters?	_____	_____	<u>X</u>
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?	_____	_____	<u>X</u>
c. Alterations to the course or flow of flood waters?	_____	_____	<u>X</u>
d. Change in the amount of surface water in any water body?	_____	_____	<u>X</u>
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	_____	_____	<u>X</u>
f. Alteration of the direction or rate of flow of ground waters?	_____	_____	<u>X</u>
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	_____	_____	<u>X</u>
h. Substantial reduction in the amount of water otherwise available for public water supplies?	_____	_____	<u>X</u>
i. Exposure of people or property to water related hazards such as flooding or tidal waves?	_____	_____	<u>X</u>

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
4. <u>Plant Life</u> . Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, microflora and aquatic plants)?	_____	<u>X</u>	_____
b. Reduction of the numbers of any unique, rare or endangered species of plants?	_____	_____	<u>X</u>
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	_____	_____	<u>X</u>
d. Reduction in acreage of any agricultural crop?	_____	<u>X</u>	_____
5. <u>Animal Life</u> . Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (bird, land animals including reptiles, fish and shellfish, benthic organisms, insects or microfauna)?	_____	<u>X</u>	_____
b. Reduction of the numbers of any unique, rare or endangered species of animals?	_____	_____	<u>X</u>
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	_____	_____	<u>X</u>
d. Deterioration to existing fish or wildlife habitat?	_____	_____	<u>X</u>
6. <u>Noise</u> . Will the proposal result in:			
a. Increases in existing noise levels?	_____	_____	<u>X</u>
b. Exposure of people to severe noise levels?	_____	_____	<u>X</u>

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
7. <u>Light and Glare</u> . Will the proposal produce new light or glare?	_____	_____	<u>X</u>
8. <u>Land Use</u> . Will the proposal result in a substantial alteration of the present or planned land use of an area?	_____	_____	<u>X</u>
9. Natural Resources. Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	_____	_____	<u>X</u>
b. Substantial depletion of any nonrenewable natural resource?	_____	_____	<u>X</u>
10. <u>Risk of Upset</u> . Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	_____	_____	<u>X</u>
11. <u>Population</u> . Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	_____	<u>X</u>	_____
12. <u>Housing</u> . Will the proposal affect existing housing, or create a demand for additional housing?	<u>X</u>	_____	_____
13. <u>Transportation/Circulation</u> . Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	_____	_____	<u>X</u>
b. Effects on existing parking facilities, or demand for new parking?	_____	_____	<u>X</u>
c. Substantial impact upon existing transportation systems?	_____	_____	<u>X</u>
d. Alterations to present patterns of circulation or movement of people and/or goods?	_____	<u>X</u>	_____
e. Alterations to waterborne, rail or air traffic?	_____	_____	<u>X</u>
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	_____	_____	<u>X</u>

	YES	MAYBE	NO
14. <u>Public Services.</u> Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	_____	X	_____
b. Police protection?	_____	X	_____
c. Schools?	_____	X	_____
d. Parks or other recreational facilities?	_____	X	_____
e. Maintenance of public facilities, including roads?	_____	X	_____
f. Other governmental services?	_____	X	_____
15. <u>Energy.</u> Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	_____	_____	X
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	_____	_____	X
16. <u>Utilities.</u> Will the proposal result in a need for new systems, or substantial alterations to the following utilities?			
a. Power or natural gas?	_____	_____	X
b. Communications systems?	_____	_____	X
c. Water?	_____	_____	X
d. Sewer or septic tanks?	_____	_____	X
e. Storm water drainage?	_____	_____	X
f. Solid waste and disposal?	_____	_____	X
17. <u>Human Health.</u> Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	_____	_____	X
b. Exposure of people to potential health hazards?	_____	_____	X
18. <u>Aesthetics.</u> Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to the public view?	_____	_____	X

- | | <u>YES</u> | <u>MAYBE</u> | <u>NO</u> |
|---|------------|--------------|-----------|
| 19. <u>Recreation.</u> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? | _____ | _____ | <u>X</u> |
| 20. <u>Archeological/Historical.</u> Will the proposal result in an alteration of a significant archeological or historical site, structures, object or building? | _____ | _____ | <u>X</u> |
| 21. <u>Mandatory Findings of Significance.</u> | | | |
| (a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | _____ | _____ | <u>X</u> |
| (b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) | _____ | _____ | <u>X</u> |
| (c) Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resources is relatively small, but where the effect of the total of those impacts on the environmental is significant.) | _____ | _____ | <u>X</u> |
| (d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | _____ | _____ | <u>X</u> |

III. DISCUSSION OF ENVIRONMENTAL EVALUATION

IV. DETERMINATION

(To be completed by the Lead Agency)

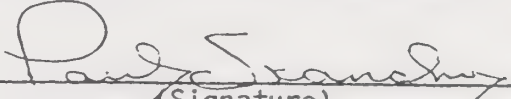
On the basis of this initial evaluation:

I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

~~I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.~~

~~I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.~~

Date April 15, 1982


(Signature)

For City of Rohnert Park

ATTACHMENT A

Discussion of Environmental Impacts

The Rohnert Park Housing Element recommends the adoption of goals and policies in order to achieve several objectives as well as comply with the Housing Element Guidelines as established by the State Department of Housing and Community Development. The environmental significance of the Element cannot avoid having impacts on the community as a whole. Most impacts will be dependent on the type of project. There is potential for impacts related to public services, circulation, utilities, and recreation. However, mitigation measures incorporated into the project design can minimize these impacts.

Agricultural Land

Impacts: The project could result in the reduction in agricultural acreage due to the development of future housing units.

Mitigation Measures: Housing development can be directed into infill or other areas which are not prime agricultural land.

Plant and Animal Life

Impacts: The development of housing units on some vacant sites could result in a change in the diversity of plant and animal life.

Mitigation Measure: To minimize the effects of development on plant and animal life, a project could be designed to include landscaping and open space as a habitat.

Population and Housing

Impacts: The Draft Element proposes development of housing to meet the regional housing allocations established by the A.B.A.G. (Association of Bay Area Governments). The proposed growth rate is similar to that experienced by the City over the last several years. The Draft Element proposes the development of housing to meet some of the needs of various income groups by giving bonus densities and other concessions. As a result, some of the housing would be available for lower and moderate income groups. However, the demand and supply of housing would remain essentially the same.

Mitigation Measures: None, as the development of affordable housing has a positive social benefit.

67. Appendix D is amended to read:

APPENDIX D
NOTICE OF DETERMINATION

TO: _____ Secretary for Resources
1416 Ninth Street, Room 1311
Sacramento, California 95814

FROM: (Public Agency) _____
CITY OF ROHNERT PARK
6750 Commerce Boulevard

or

X

County Clerk
County of Sonoma

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title

Revised Draft Housing Element

State Clearinghouse Number
(If submitted to Clearinghouse)

Contact Person

Telephone Number

Paul Skanchy

707-795-2411

Project Location

N/A

Project Description

The 1973 General Plan as amended by adopting the revised Draft Housing Element 1/4/83

This is to advise that the _____ City of Rohnert Park
(Lead Agency or Responsible Agency)
has approved the above described project and has made the following determinations regarding the above described project:

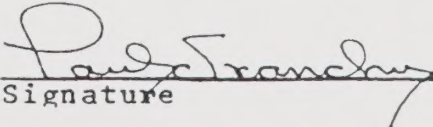
1. The project _____ will, X will not, have a significant effect on the environment.
2. _____ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
- X A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

The EIR or Negative Declaration and record of project approval may be examined at: _____
City of Rohnert Park Planning Department

6750 Commerce Boulevard

3. Mitigation measures X were, _____ were not, made a condition of the approval of the project.
4. A statement of Overriding Considerations X was, _____ was not, adopted for this project.

Date Received for Filing March 10, 1983


Signature

Planning Director

Title

NOTE: Authority cited: Section 21083, Public Resources Code; Reference: Sections 21108, 21152, and 21167, Public Resources Code.

Attachment A

Transportation

Impacts: Vehicular traffic generated by new residential development would cause some increased volumes of traffic on major streets and highways. Until a specific development or developments is proposed, the impact is unknown.

Mitigation Measures: Residential development on sites that are within walking distance to schools, recreational facilities, public transit and shopping. On site circulation can be facilitated through the project design.

Public Service

Impact: The proposed residential development could have an impact on public services. Population increases, however, will not exceed General Plan projections.

The extent of the impact will not be known until specific residential developments are known.

Mitigation Measures: Recreational facilities will be incorporated into new residential development. Public Safety requirements can be mitigated through design and safety features. School impacts can be reduced through the school impact fees and public service cost could be partially paid through capital improvement fees and other tax revenues.

Alternative to the Proposed Project

1. No Project: Since the Housing Element has been mandated by the State as a required General Plan Element, there is no viable alternative. The Housing Element is being updated to reflect recent changes in the State law.

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